



**CLEMATIS HOUSE, LOW STREET, THORNTON LE CLAY, YORK**  
Offers Over £560,000

**Carter Jonas**

# **CLEMATIS HOUSE, LOW STREET, THORNTON LE CLAY, YORK YO60 7TG**

**AN ATTRACTIVE PERIOD HOUSE SET IN GENEROUS SOUTH-FACING GARDENS, SITUATED IN A SOUGHT-AFTER VILLAGE ON THE EDGE OF THE HOWARDIAN HILLS.**

Welcome to Clematis House, a perfect family haven in the heart of Thornton Le Clay village. This charming property offers over 2000 square feet of spacious and well-maintained accommodation.

Ideal for family living, the ground floor features several inviting reception rooms, including a cozy sitting room with an open fire, a formal dining room, and a sunroom that floods the space with natural light. The expansive kitchen/breakfast room at the rear of the house is perfect for family meals and gatherings, with plenty of space to extend if desired.

Upstairs, you'll find four generous double bedrooms, ensuring everyone has their own space. The impressive principle suite boasts an en suite bathroom, a walk-in wardrobe, and French doors leading to a spacious balcony with stunning views over the garden and countryside. The second bedroom also features en suite shower and fitted wardrobes, making it perfect for guests or older children.

The south-facing rear garden is a true family paradise, with a variety of specimen trees, colourful planted beds, and fruit and vegetable patches. The terrace seating area, greenhouse, and summer house provide endless opportunities for outdoor activities and relaxation.

In addition to the integral garage, there's a versatile brick outbuilding with power, formerly the equestrian stable and is currently used as a garden store and studio, offering potential for a home office or playroom.

Thornton Le Clay is a vibrant village with a strong sense of community, located just north of York and close to the market town of Malton. The village, along with neighbouring Foston, offers excellent amenities including a primary school, church, village hall, and a bus service, making it an ideal location for families.

**TENURE** Freehold

**EPC BAND** F

**COUNCIL TAX BAND** F



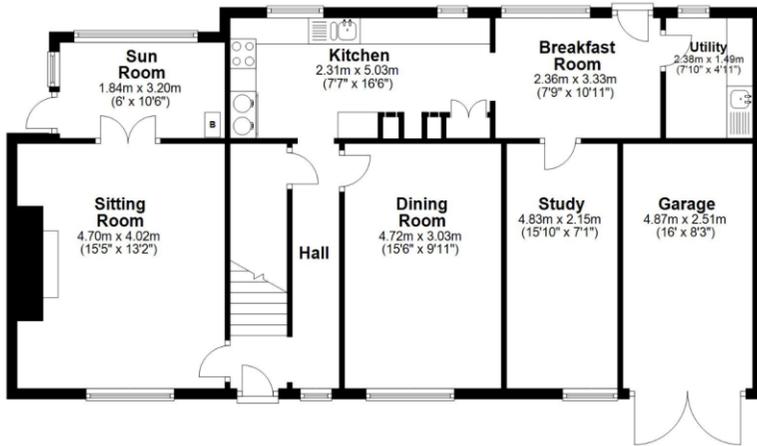
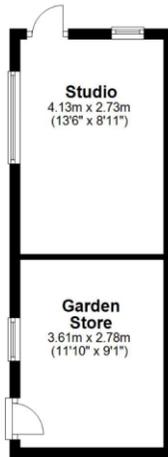


Classification L2 - Business Data



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**Ground Floor**  
Approx. 119.7 sq. metres (1288.0 sq. feet)



**First Floor**  
Approx. 79.0 sq. metres (850.1 sq. feet)



Total area: approx. 198.6 sq. metres (2138.1 sq. feet)  
**Clematis House, Thornton Le Clay**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		72
(55-68)	D		
(39-54)	E		
(21-38)	F	35	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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